

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		22/09/2014	
		N/A		<b>Consultation Expiry Date:</b>		28/08/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrine Dean				2014/4544/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 1 15 Elim Mansions Lyndhurst Gardens London NW3 5NT				Refer to Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of window to side elevation lower ground floor flat.							
<b>Recommendation(s):</b>		Grant subject to Conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		N/A					
<b>Fitzjohns/Netherhall CAAC</b>		<ul style="list-style-type: none"> <li>The Advisory Committee have submitted a comment suggesting that the proposed window should have glazing bars, in order to divide and reduce the scale (of the glazing panes). The second floor window is disregarded as an example because of its unfortunate relationship to the first floor bay.</li> <li>It would be beneficial to insert a more sympathetic door.</li> </ul>					
<b>Officer Comment</b>		<ul style="list-style-type: none"> <li>There is no requirement to introduce glazing bars at the proposed window because the window would match the fenestration of the windows on the second, third and fourth floors at the side and also all the windows at the rear of the building.</li> <li>It is not possible for the Council to request for the applicant to carry out works on the entrance door, nor is this deemed to be necessary.</li> </ul>					

## Site Description

The application site is located on Lyndhurst Gardens and within the Fitzjohns and Netherhall Conservation Area. The building to which the works relate is identified as making a positive contribution to the Conservation Area. It is a large five storey villa, which has been converted into flats. The proposed works relate to the side elevation of the ground floor flat within the building. The boundary treatment at the site is a timber fence, with neighbouring properties beyond.

## Relevant History

None relevant.

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)  
CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)  
DP25 (Conserving Camden's Heritage)  
DP26 (Managing the impact of development on occupiers and neighbours)

### Camden Planning Guidance 2013

CPG1 (Design)  
CPG6 (Amenity)

### Fitzjohns and Netherhall Conservation Area Statement

## Assessment

### Proposal

This application seeks planning consent for the formation of a window in the side elevation of the flatted building on the ground floor. This would be a sash and case living room window, which would be constructed of a timber and painted white.

### Design

The proposed sash is acceptable because it matches the fenestration of the other windows at the property, at the side and the rear of the building. The proposal therefore complies with CPG1 on Design.

### Amenity

The window would not cause any unacceptable overlooking of neighbouring properties and is therefore acceptable in terms of CPG6 on Amenity.

### Recommendation

Having given due regard to the above report, it is considered that the proposal complies with the policies and guidance of the Council and should therefore be approved.